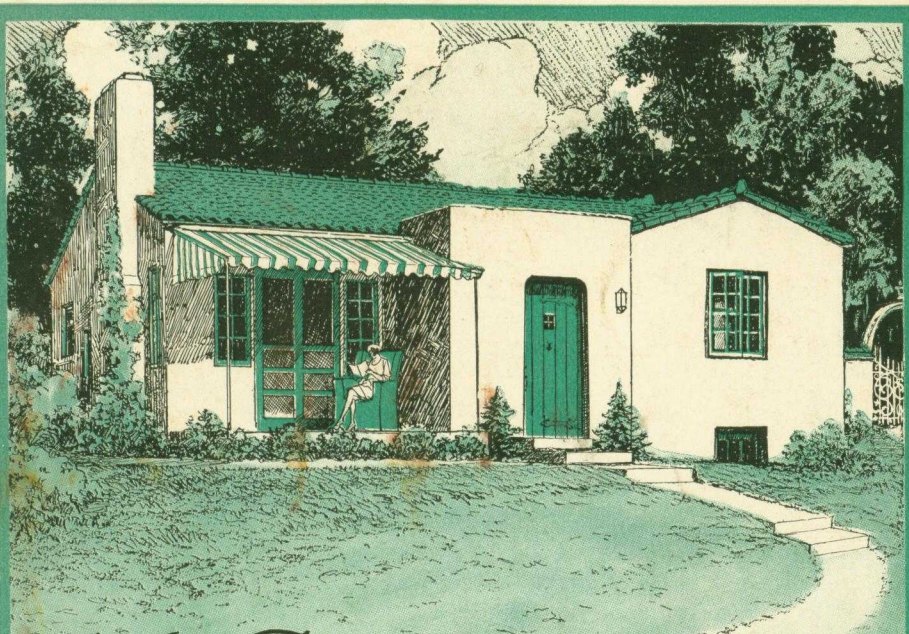

16 SELECTED BUNGALOWS *for* LEAN PURSES

Published By

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POPULAR MONTHLY
DES MOINES, IOWA

Price, 10 Cents

I. Builder Right

How to Build "A Six At the Price of a Four"

By I. BUILDER RIGHT

practical builder and still on the job

BEFORE introducing you to the sixteen bungalows in this book I've got to say a word about automobiles. Believe it or not, cars have put such a dent in most everybody's bank roll they are now one of the heaviest items of overhead expense in the average family.

The latest figures say 16½ cents of every dollar goes for cars, gas, oil and joyrides. That's a big slice out of the dollar.

What's this got to do with houses? As I see it, the average family wants to own both a house and a car. In order to stretch the family pocketbook to include both, houses must decrease in size just as money spent for clothes, furnishings and other things has had to shrink to make room for this new tax on the family income.

We are a nation on wheels, speeding 'round in traveling living rooms. Most folks haven't the time to take care of a big house nor the money to pay for one. Furthermore the average housewife wants time to enjoy the car and to devote to interests outside the home. She deserves to be freed from the endless job of tracking miles upon miles preparing meals and doing routine housework. Above everything else she asks for more time.

Little homes that almost run themselves are what I'm looking forward to as an answer to the inroads the automobile has made upon the life of the average family. And there's no reason why such a house planned with the efficiency, space and labor saving equipment of the scientifically designed big city flat not only fills the bill, but clicks with the new market brought about by the car. Furthermore the kind of house I'm thinking about makes it possible for folks with moderate incomes to own both a house and a car without warping the family pocketbook out of shape for years to come.

The bungalows in this book have been designed along just such lines. Study them. They are what I call "tabloid plans." You have all the style, efficiency, service, time and labor saving equipment of a larger, much more expensive house compressed into small space and at low cost and without sacrificing any of the comforts most folks demand.

Some of the bungalows are planned to be built either with or without cellars. A cellar, by the way, may cost as much as 15 per cent of your cash outlay. In a small house it is questionable whether a cellar is worth that much money. You may add or subtract to these plans depending upon the size of your family and the size of your purse. Many rooms do double duty. That saves money. All the houses offer you complete bungalow equipment on the first floor. In some, however, there is space above for extra sleeping quarters. You can build all of them of solid masonry construction or of frame. Take your choice. And there's been no skimping on good construction to keep the cost down.

The cost to build will vary depending upon where you build, the materials you use and how thoroughly you equip the house. To help you in getting cost information there is a little one sheet blueprint for each house. See the announcement on the back cover page.

Finally! Talk over the plans with your local builders and tradesmen. Remember these plans are ideas only. You may change them to suit your own requirements. But don't forget you can't build Packards at the price of Fords. If however your tastes are not too extravagant you can build "A Six At The Price Of A Four" with a dash of Packard style thrown in.

It seems to me that summarizes the trend of what most folks want these days. Good luck to you.

I. BUILDER RIGHT.

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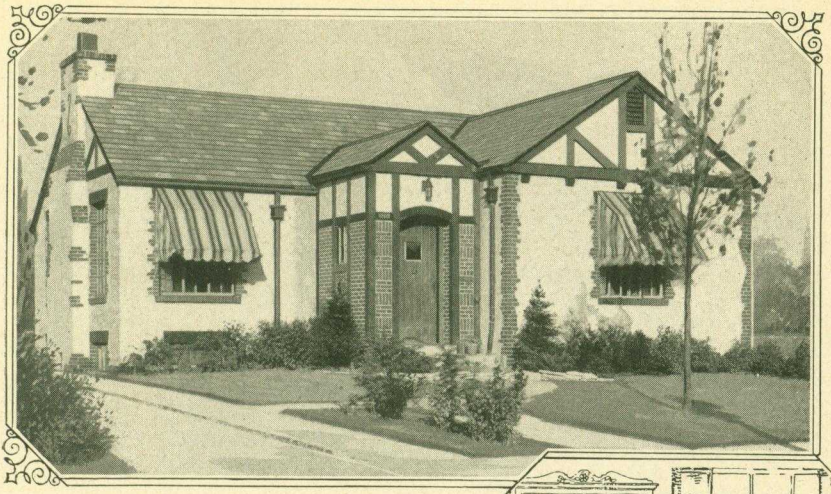
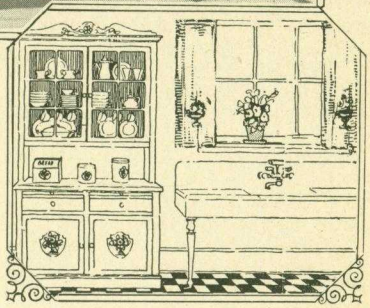


Plan No. 3-S-2



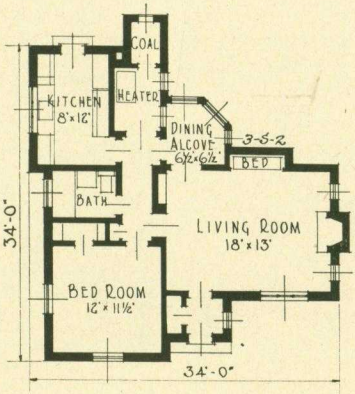
Kitchens are now made small to save time, steps and labor.

An Easy Way To Save At Least 15%

THE cost of a cellar may run as high as fifteen per cent of your total building expense. Is a cellar worth that much money especially in a little house? Take a $5,000 house for example. If you can save $600 by omitting the basement it is worth considering. First floor heaters according to manufacturers, give satisfactory results. By insulating floors, side walls and ceiling you should be comfortable in cold weather.

In this plan you have what amounts to apartment efficiency but in a detached small house. While the house has been planned without a cellar you may have one if you wish. Stairs to the basement will descend where the heater room is now located.

While there is only one bed room the closet in the living room may contain either a roller type or wall bed. This gives you extra bedroom service without the cost of an extra room. A saving of perhaps $500 and more. A dining alcove, practically all glass, replaces the formal dining room. The kitchen is small but planned to save steps and labor. The living room is the now popular studio type.

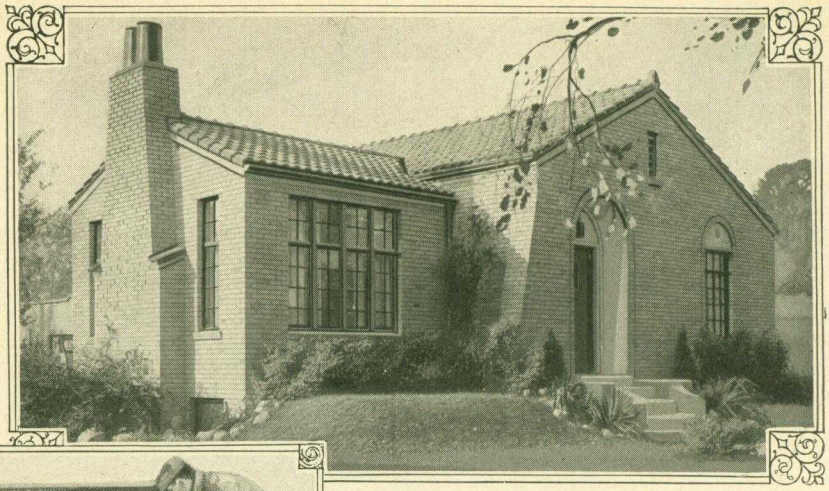


You can build this house either of solid masonry or frame depending upon where you live and your tastes. It may be of solid brick painted or stuccoed as shown and trimmed with face brick. Or it may be stucco on hollow tile or stucco on metal lath if frame construction is used. It may be built of skintled brick or if done in salvage brick it would look well. The roof is shingle either wood or composition.

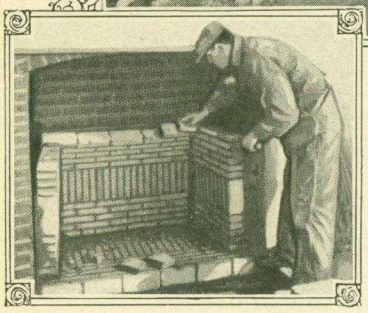
The cost to build will range between $5,000 and $6,500 depending upon location and equipment and materials. If a cellar is dug it will cost more. In large city areas the cost will be increased somewhat over the suggested estimates.

The illustration shows the house built from a reverse plan. A 45 foot lot is required. A wider lot will be better.

CLEVELAND LIBRARY



Plan No. 4-B-1



Fireplaces are useful and ornamental but they do cost money.

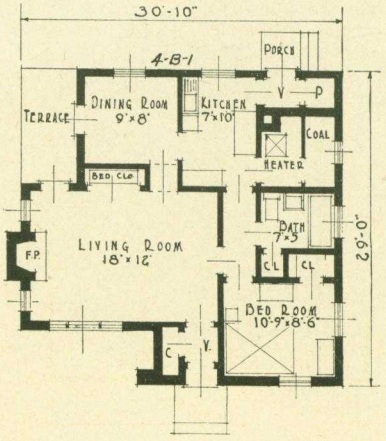
Studio Living Rooms Are Growing Popular

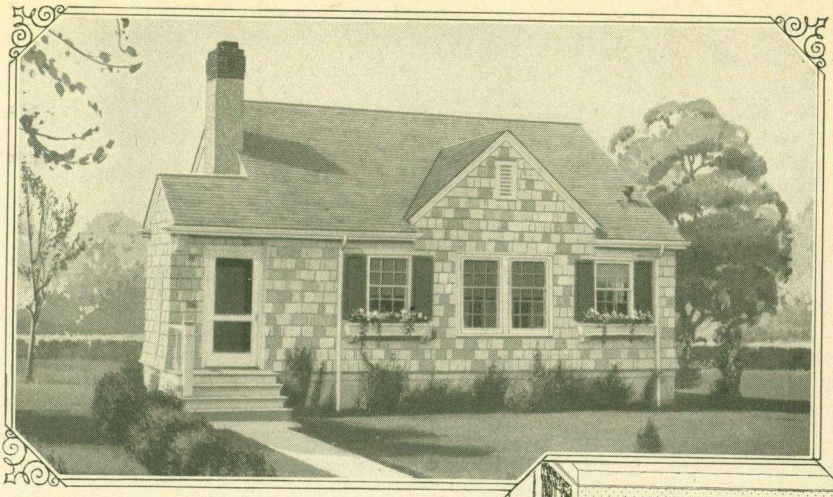
THERE'S something about Spanish architecture that makes it particularly fit for association with a studio living room. The Spanish influence from California and Florida has been so associated with stucco that when you see a Spanish house in brick the first feeling is you have met something new in house styles.

Look at the picture again, imagine the walls done in soft, cream tinted stucco, or in palest apple green, the one with red roof tiles and the other with a deep sea green, and you will see a Spanish house.

But in a rich buff brick, with bright red tiles, it has a distinctive personality that makes it stand out for itself. The designer has made the best of the big studio window and the buttress that seems to lend support to the higher wall of the main portion. But better still is the treatment of the front door that gives you the impression of the immensely thick wall of some adobe hacienda on the borders of Old Mexico. When you study that door treatment you find that for the expenditure of a few extra dollars he has produced something that will be the most distinctive entrance on your street, if you build this house.

As built this hardly classifies as an inexpensive home, but there are so many things that can be done to save money without sacrificing quality that it is worth considering, even if your capital is limited. For one, you can revert to the true Spanish type and build of frame and stucco, instead of solid brick. Composition roofing may be used in place of tile. The ground floor heater space has already saved you the cost of a cellar and that's 15 per cent of the cost of a house.





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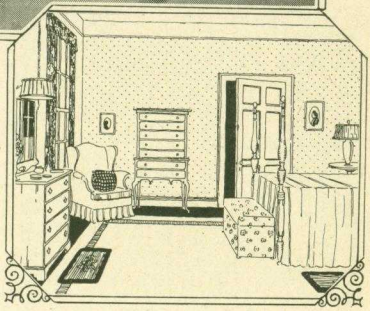


Tabloid houses are as modern as the latest things in art.

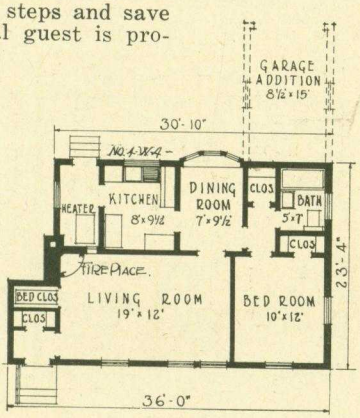
Another Way To Save $500 To $1,000

WHEN all the children came home to the old place there was a big gathering around the festive board, and a big dining room to hold them. The day of big family dinners, however, seems to have passed about the time the automobile and the movies were becoming popular, so why build a big dining room, at least in a small house?

This plan was built to fit the modern conception of a home as a compact place in which housework has been reduced to the minimum, to give more hours for recreation, amusement and outside interests.

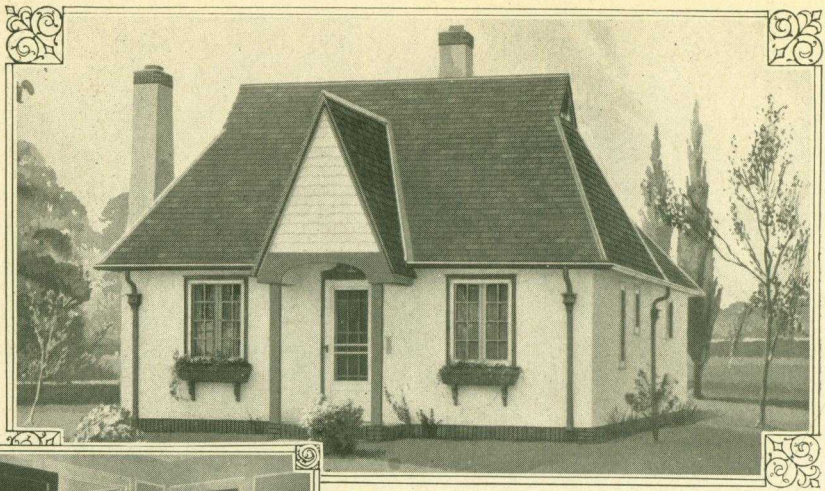
The dining room, therefore, is built to feature the newest thing in long, narrow refrectory tables, the kitchen has been reduced to eliminate extra steps and save space, and the occasional guest is provided for by a roll away bed stored in a closet off the living room. Those three features alone mean a saving of from $500 to $1,000 or more in your building bill. Provision has been made for an attached garage, which can be built with the house or added later, and if you want a direct entrance from garage to house it merely means elimination of the linen closet in the hall beside the bathroom.

Consider the exterior. The owner elected to use stained shingles, but it will be just as attractive in clapboard, stucco or brick. The new method of utilizing the cheaper grades of brick, setting them all zig-zagged—the masons call it a "skintled" effect—would be particularly effective.



The simple steps and porch save $100 or more; the windows and doors are all mill stock, and not odd pieces made to your special order, and the simple, yet effective, roof lines cut the rafter framing bill to the minimum.

This is a house for a forty foot lot, but turn the steps around, feature the chimney in the front, and it will go on a thirty or thirty-three foot plot.



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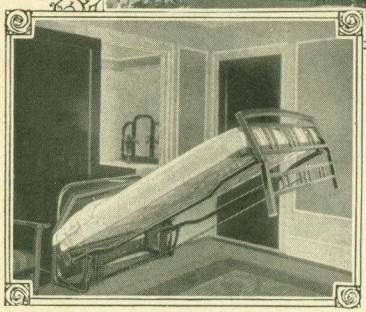


A bed closet saves the cost of an extra room.

A Stepping Stone To Happy Homeland

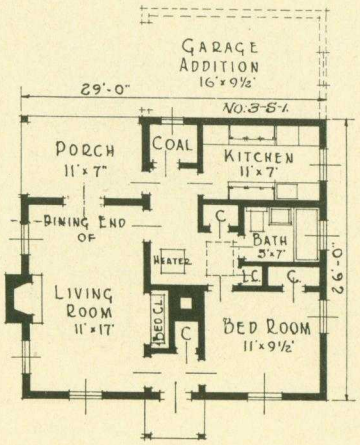
THE designer who planned this lovely little house had been to France. He brought home with him fond memories of how peasant craftsmen abroad, by using the simplest material and tools, produced results that combined charm with practicability. You have a touch of French style here in the roof lines and the inexpensively clever front porch adds a dash of style to a thoroughly useful floor plan.

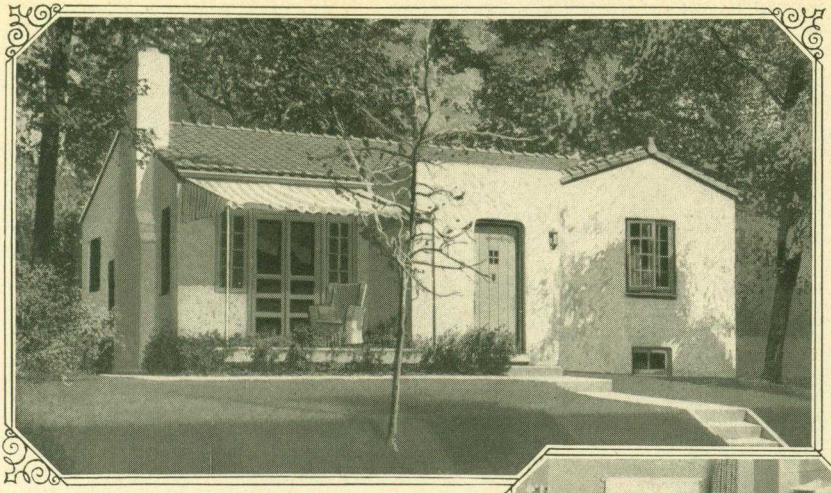
It gives a chance for one of those increasingly popular studio living rooms, or the ceiling can be finished off to standard height. An upstairs heater will warm the entire house easily, and save the cost of a cellar. You can figure the cellar cost at fifteen per cent of the average building bill. You save the cost of a dining room by using one end of the living room, and the cost of a guest room or spare bedroom by having a folding bed rolled away out of sight in a closet off the living room.

This house is so compact that, with well insulated walls, it is possible in many localities to heat with gas, and the coal bin room can be turned into a pantry or store room. The designer has remembered that every housewife likes plenty of closet space, and worked in a coat closet off the entrance hall, two linen closets outside the bathroom door and another closet in the bedroom.

Either stucco or brick, painted white, can be used for exterior walls to get the same effect as the original, or they may be of clapboard or shingle. The wavy line of the special cut siding in the gable above the porch adds an interesting bit of character, but a few dollars may be saved by using plain material there.

If every penny counts the fireplace and outside chimney might be omitted, and they can be added later, after the first burden of construction has been paid off.





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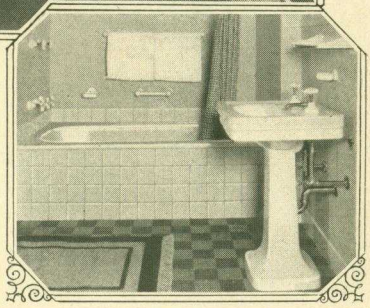


No home is complete without a modern bath in rich color

If Your Taste Is Spanish And Purse Is Lean

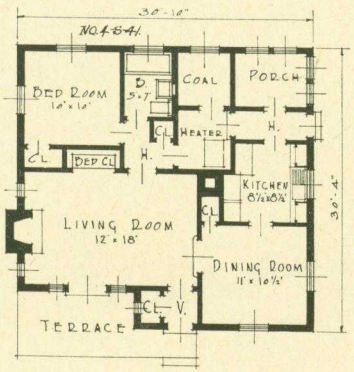
HOUSE styles change with the passing years just as completely as do styles in clothes. Since the war the Spanish type has been in the ascendency. Its bright roof tiles, warm tinted stucco walls, and gayly striped awnings have come to stay, undoubtedly, for they satisfy the demands of good taste.

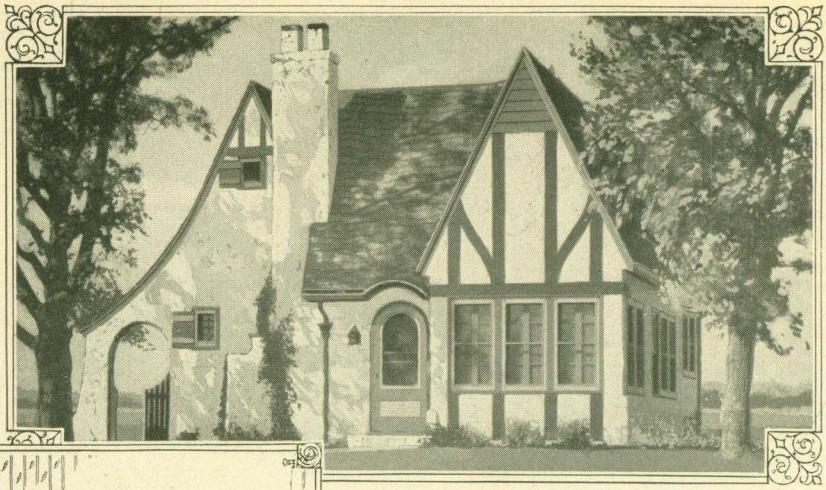
Here's a Spanish bungalow that is as modern as today's newspaper, but designed to be built at a price within the reach of the family of moderate means. For one thing, the cellar has been eliminated. People who have grown up in the basement tradition may ask how that can be done. The answer comes in two parts: first, it is no longer necessary to provide storage space for a week's, month's or winter's supply of foodstuffs. Second, the modern heating plant, whether hot air, water or steam, has been dressed up so it can come up and "meet the company."

The designer has provided a heater alcove and a fair size coal bin, provided you are going to use coal as fuel. He has planned a fine big living room, dining room, kitchen and bath, and a bedroom, with a folding bed closet off the living room to take care of the occasional guest.

As the family grows you may want more room. The answer is to dig your cellar then, after the first burden of the house has been met, and turn the coal bin, heater and rear porch space into another bedroom.

As for construction details; the house as shown has common brick walls coated with stucco, to comply with the building code and fire law requirements in the city where it was built. In other localities it might be built of hollow tile and stucco, or of frame, with stucco on metal lath. A red tile roof adds a fine touch of color, but if your purse is lean there are a number of good composition roofings, which are just as colorful, and give good service.





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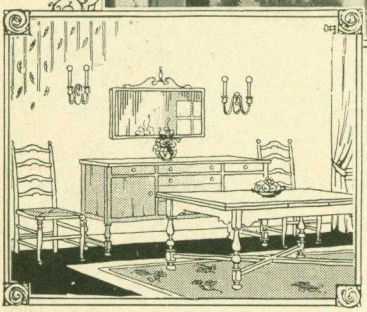


Modern Jacobean Furniture Harmonizes With the English Exterior

A House With Many Windows

IT took 500 years to develop the English cottage style of architecture to its present perfection, and then along came American builders and removed its one big objection—lack of light. There is something about the old English style that is associated with dark rooms, due to small windows, broken up into many little diamond panes of leaded glass, and the overhanging upper stories that cast their shadows on the rooms below.

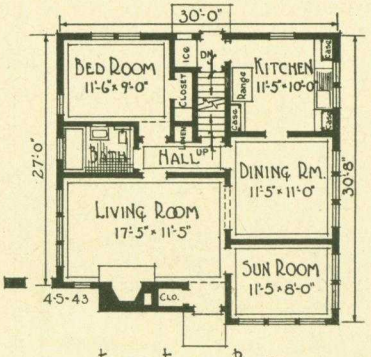
By contrast, this house has nineteen windows on the ground floor, and, without sacrificing the charm of old England, it meets the most exacting demand for light, sunny, airy rooms. There's a charming little sun room in the corner with five big windows, the living room boasts of four, the dining room and kitchen and the bedroom three each, and the nineteenth is in the bathroom.

This is another of those homes that can grow with the family, for the first floor offers complete bungalow equipment, and the upper story can be finished later as needed, and after the original burden of building has been paid off.

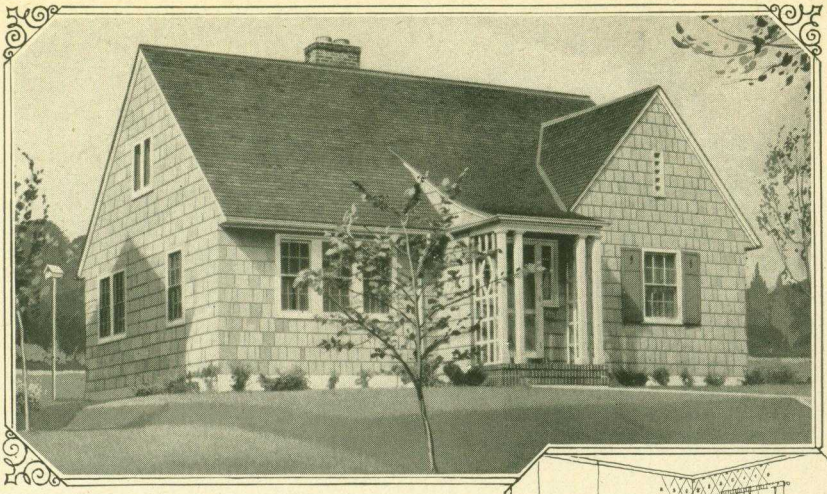
It is a house that can be adapted to any building conditions, for it can be done in solid brick walls, brick veneer over frame construction, hollow tile and stucco, or frame and stucco. The half timbering, done with unplaned planks, is inexpensive, and, with the added dash of the gateway arch at the left, lends that distinctive touch that makes it the "different" house in any block.

The roof can be done in shingles, stained in variegated colors, or one of the composition roofings that give the same effect.

The cost of this house may vary from $8,000 to $11,000 in different localities, depending largely on the grade and type of materials and equipment and the current labor costs. It is a bit higher priced than most of the houses in this booklet, but the difference represents real value and not just decoration.



FIRST FLOOR PLAN



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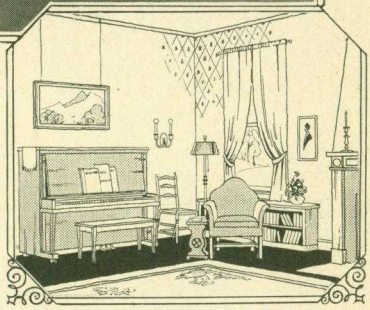


A well planned house provides space for attractive grouping of furniture.

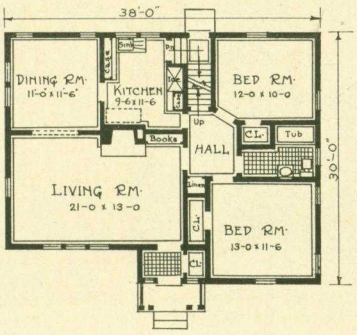
Here's A Little House That Can Grow

NO one wants to spend more money than they have to for a new house. Many folks prefer to make the investment by easy stages. The initial outlay of cash is always a matter for careful consideration. One way to lessen initial cash outlay without detracting from the appearance or service which you demand is to build a house that can grow as your purse permits and as your family requires more room.

Here is such a house. You can finish the first floor and enjoy complete bungalow service. When the time comes for extra sleeping quarters you can have them on the second floor. There's quite a saving to be made in not finishing the second floor rooms until you need them.

There is this to be said about the story and one-half bungalow type house. It does give you extra sleeping space above. This often increases resale possibilities. Many buyers demand at least three bedrooms. You have all these features in this little house.

Study of the plan will show how carefully every inch of space has been used to deliver a large amount of service and comfort. The inside fireplace is a stroke of economy. Unless your tastes are extravagant this bungalow should please you. It is frame construction as illustrated but it can be built of solid masonry if you prefer. As it stands the side walls are stained cedar shingles and the roof is the same. There is nothing here to pile up building costs. No complicated crooks or turns or off-sets to increase labor. There is a full basement. The house is fully insulated. Hardwood floors, good construction, stock finish and trim where possible and you have it all in a style that will be just as good ten or fifteen years from now. This is what may be called a $5,000 house. It may be more depending upon where you build and the materials and equipment you select or with careful economy it can be built for less money.



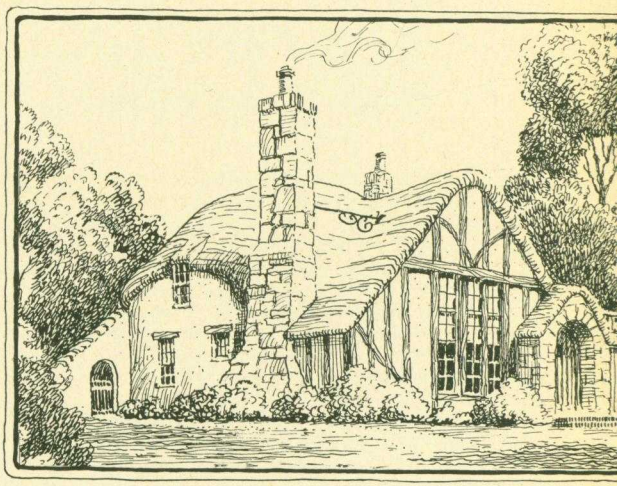
At Last! A House

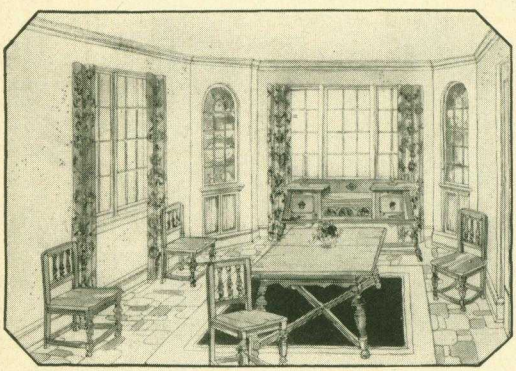
WHY not a house in Irish style? Sounds interesting, doesn't it? We've borrowed style features from the Spanish, Dutch, English, Italians, Swiss and adapted them to American houses. Why should we longer neglect the fine traditions of the Emerald Isle? Those sturdy thatched-roof houses of old Erin are in many ways as picturesque as the rambling half timber cottages of Merrie England or the adobe houses of sunny Spain, topped with colorful tile and built around a patio.

In the little house below, the designers have merged a bit of old world tang with a dash of American daring and produced a touch of originality—perhaps just those features of style, service and low cost you've been looking for and haven't found as yet. But that's not all. The house can grow as your purse permits. In fact you can make additions to the plan now if you wish to.

Let's look over the plan and equipment. There's a studio type living room with high ceiling and rafters exposed. A Romeo and Juliet balcony opens from the second floor sleeping room and overlooks the living room below. Next to the fireplace is a bed closet. This may be used for emergency purposes or it may serve as permanent sleeping equipment. A toilet on the first floor, always a convenient feature, makes the first floor really quite complete as far as bungalow equipment is concerned.

Notice that the dining room floor level is raised one step above the living room. That's a touch of individuality. A porch may be built to the rear of the dining room. The second floor bedroom is planned for picturesque effects. A vanity alcove between the two closets will please the ladies.





China cabinets flank a spacious window overlooking either a garden or terrace.

CONSTRUCTION FA

OPENING from the upper hall th
ing to the deck of the garage.
used for living or sleeping porch pu
time. A second permanent bedroom

This is a basementless house. It
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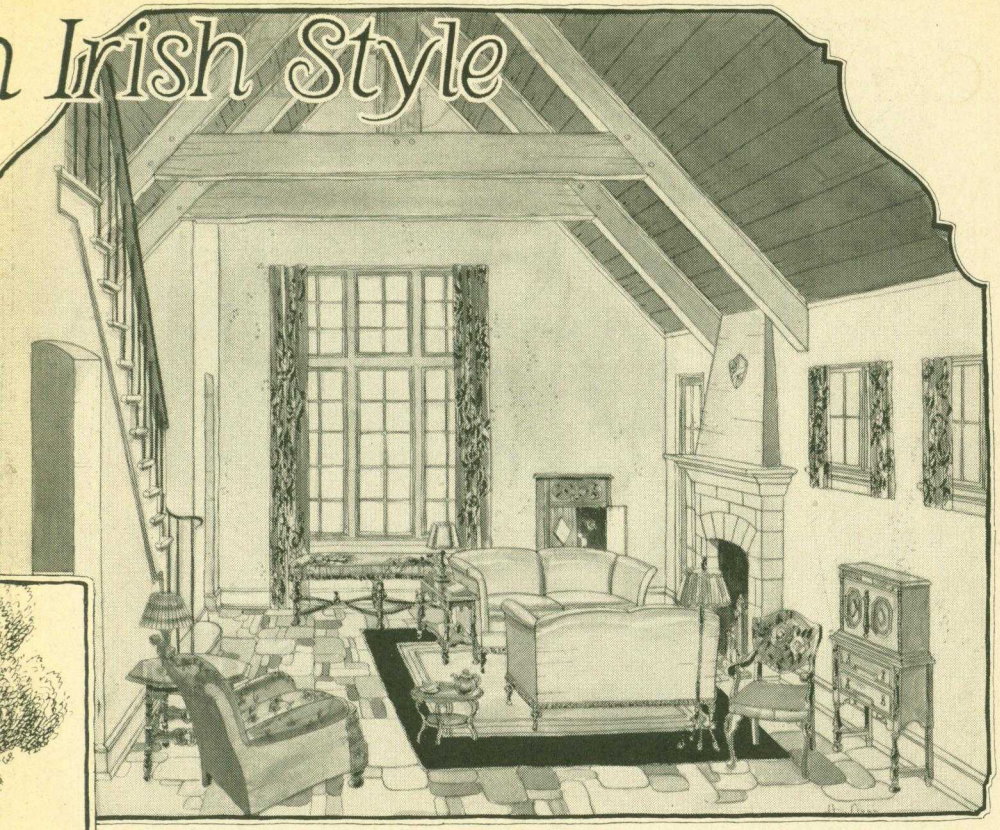
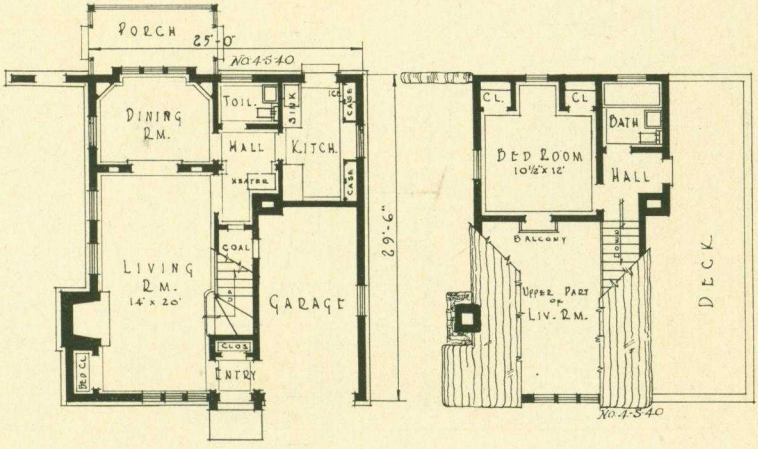


STUDIO LIVING ROOM A FEATURE

A fireplace, open staircase, exposed rafters, and full mullioned window are features of the living room. Walls may be large surface insulation boards treated with plastic paint. Lath and plaster may be used.

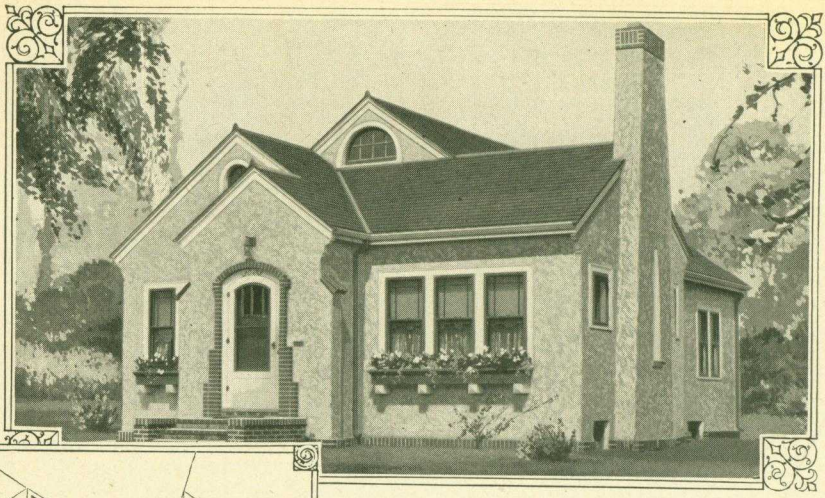
o. 4-S-40

a door leading deck can be in summer e built here. fifteen per one. Notice rear hall, is beneath the h stucco on of masonry ggest $5,500 where costs localities.

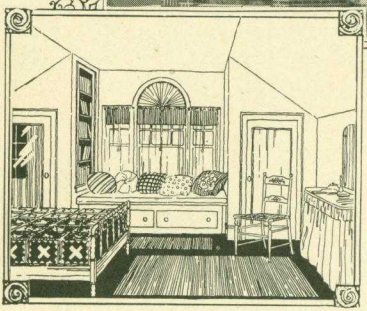


FIRST FLOOR PLAN

SECOND FLOOR PLAN



Plan No. 5-S-1



Second floor bedrooms can be furnished attractively

"America's Most Popular Bungalow Plan"

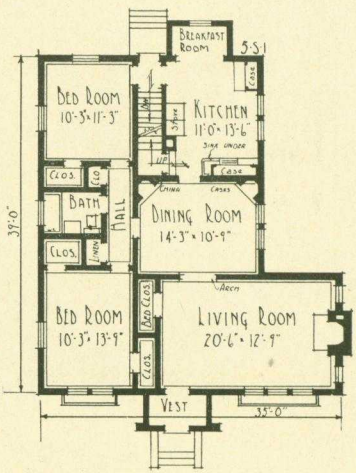
SOMEONE once discovered that there are only seven possible plots for a story, and all the fiction ever written just rings the changes and variations that can be produced from them.

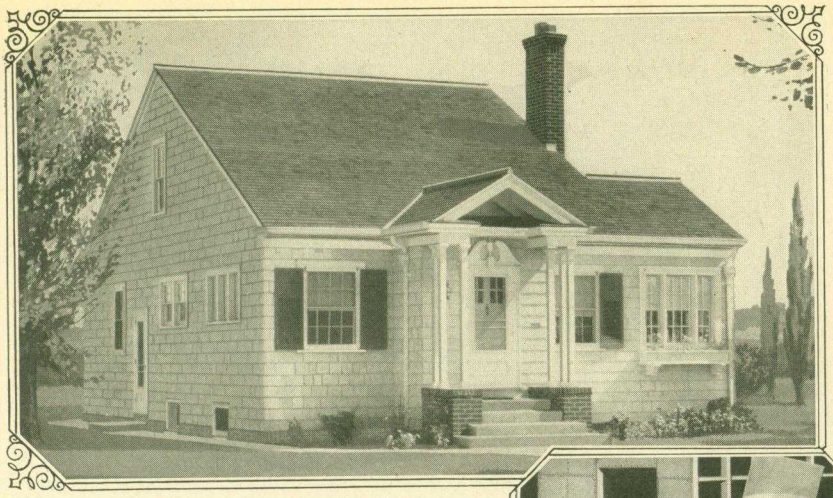
It is equally true that the possible ways of combining five rooms and bath have definite limitations, and probably all of them have been tried at some time or other.

It follows then that the one most built and best liked must have distinctive merits of its own. Well, here it is, the most popular five room layout for a lot of forty feet width or more. If your lot is less than that you are doomed to a living room running lengthwise of the house, and that's another plan on a different page of this booklet.

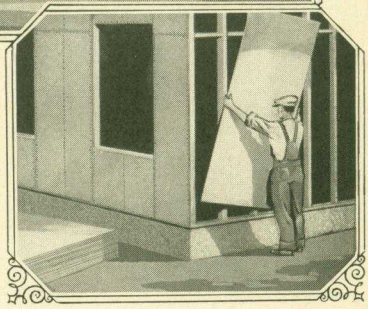
For convenience or arrangement, simplicity and consequent savings in construction, this plan cannot be improved on. It is really a six for the price of a five, for the bed closet off the living room provides for that unexpected guest. And when it comes to resale, the fact that another bedroom, or two if they are smaller, can be finished upstairs is a strong talking point.

As for the outside, the designer has proven that while the possible inside combinations of a given number of rooms may be limited, it is always possible to find something new and charming in the way of exterior treatment. He has featured a vestibule with buttresses on either side and a formal bit of brickwork about the door to add a dash of brilliant color, a touch that is supplemented by the window boxes. The roof line is broken in a way that makes the house look higher and bigger than it really is, and there's an attractive chimney, too.





Plan No. 5-W-9



Rigid board insulation on side walls often replaces sheathing

Stock Materials Keep Down Costs

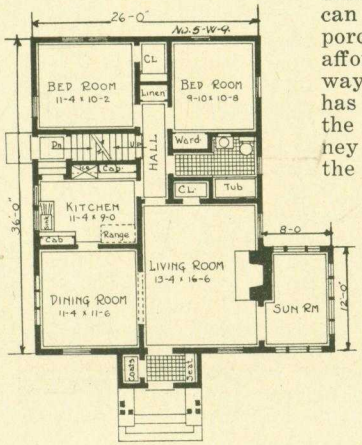
SOME houses are so designed that standard lumber lengths don't just fit, the windows and doors are all odd sizes, the porch trim and all the interior trim and detail have to be made to order.

And there are other houses, just as good and just as attractive, that have been so carefully laid out by an expert that a blind man could almost take stock parts and put them together. Figure the difference in saving of time and labor and the elimination of waste ends.

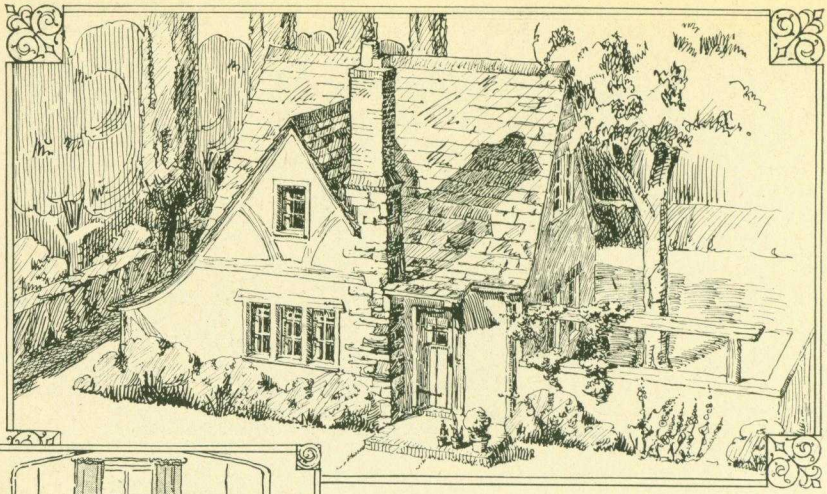
This is one of the latter kind. From the flower box under the sun parlor windows to the beautifully ornate capital over the front door every bit of the trim, both inside and out, will be found carried in planing mill stocks. The walls take stock sizes of studding, the floors stock lengths of joist.

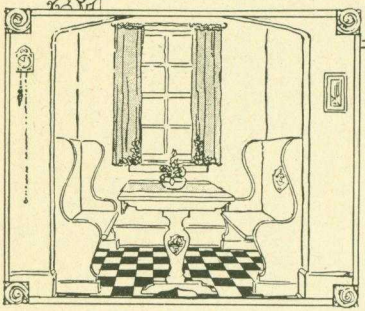
If you don't think a stock part house can have charm, study the photograph. You couldn't find a better porch and entrance on an old Virginia mansion, yet it is in keeping with the rest of the house. The soft gray of the stained shingles and the deep green of the wooden shutters present a striking and pleasant contrast. The result would be just as effective done in stucco, siding or in common brick painted with waterproof paint.

If you want to save money at the start, the second floor can be left unfinished until later. You can even leave off the sun porch until you feel you can afford it. Notice the clever way the fireplace chimney has been arranged. Leave off the sun porch and the chimney becomes an ornament to the exterior.



The first floor plan is the average home standard for America — a living room, dining room, kitchen, two bedrooms and bath, but here you have a "five that can always be turned into a seven" by adding two rooms upstairs.





A dining alcove often saves the cost of a dining room.

Plan No. 4-G-30

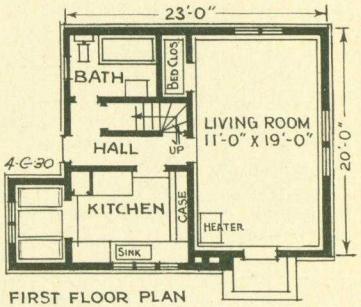
Here's A New Design For Newlyweds

THERE may be an occasional young couple who don't want to start married life in their own home, and if there are any such, this page isn't for them.

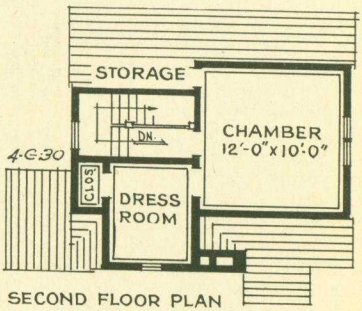
If you have the price of a lot and a small amount for the down payment it is just as easy to own your own house from the start as it is to pay rent. If you are going to rent that first home, and want to save and get ahead in the world you won't rent a mansion. If you build there is no more reason for building a big house. Certainly a house that can grow with the family is more desirable.

Consider this little plan. It's as compact and convenient as the last word in city apartments, yet, with the passing years you can add a wing on at the rear and get more space. There's a fine big living room, kitchen, breakfast nook, bath, bedroom and space for a dressing room, storage closet, or a sewing room or den. Build this house on the rear of your lot and later convert it into a two car garage.

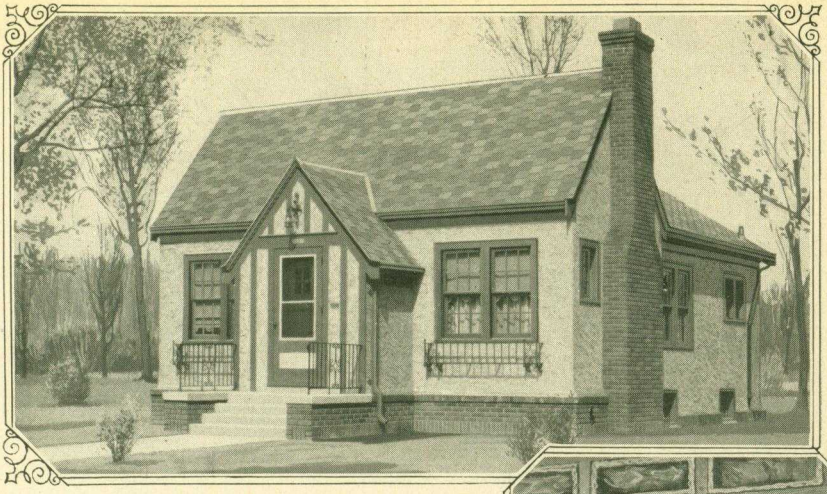
The house has character in its design that makes it look like many times the cost, and the cost, by the way, will run around $3,500 to $4,000 in metropolitan areas, and as low as $2,500 in other districts.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Plan No. 5-S-32

Better Investment Than Gold Securities

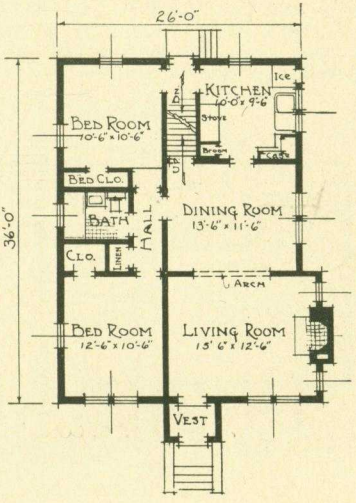
EVERYBODY knows that insulation keeps heat in in winter and heat out in summer. Not everyone however, has as yet figured house insulation as a profit paying investment. If it saves a third of your fuel bill and if your fuel bill is let us say $100 per year, that's a cool $30 clipped off yearly overhead or upkeep expense. And what is more important insulation goes on earning for you year after year. Take the little house above for an example.

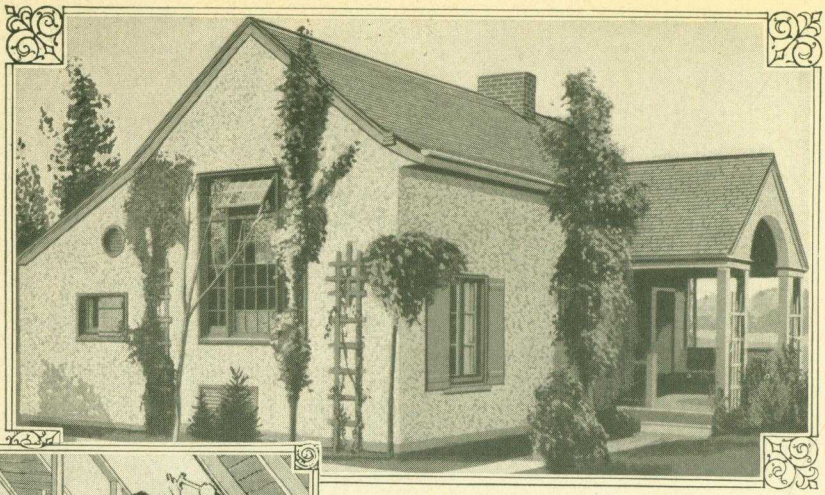
In round numbers $100 should buy the insulation for it. In three years the insulation pays for itself in fuel savings. Let us say from then on it saves 20 per cent on fuel. That's a higher rate of interest than many a gold security earns.

And so when you come to building that new house don't forget the insulation. Also weatherstrip your house—doors and windows. As much as 50 per cent of your heat may escape through roof, side walls, and cracks around doors and windows. You can buy window frames that give you a stoppage of heat loss around window openings. Use every last practical device to keep heat in. And it will pay you handsomely as the years roll by.

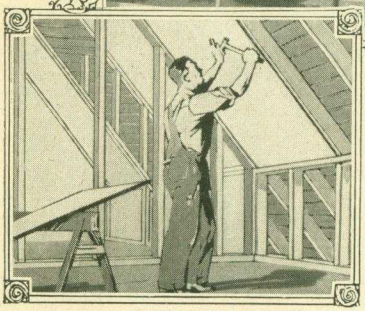
Whether you use quilt or rigid board form insulation, don't omit it.

The little house above is another straight away bungalow plan that builds with true economy. There's space above for storage or sleeping quarters. You can build this house as shown or of solid masonry. Take your choice. It has style as you will see. And it has service and comfort and the cost is low for what it offers. In round numbers this is a $5,000 house. But the cost will vary depending upon location and the materials you select. Don't forget the insulation. It is a better investment than many a gold security.





Plan No. 4-S-42



Wall board can be used to finish the studio living room.

Make Your Rent Money Build A House

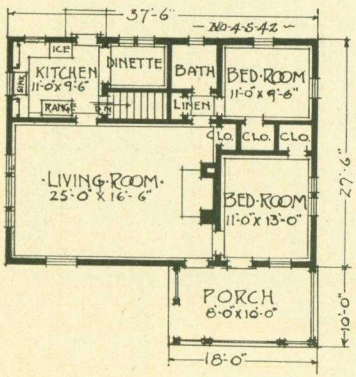
ARTISTS for years have lived and worked in story and a half studio rooms because they needed tall windows to admit the north light they favor. Then somebody came along and awoke to the fact that the studio living room has a charm all its own, so now more and more houses are being built around this feature.

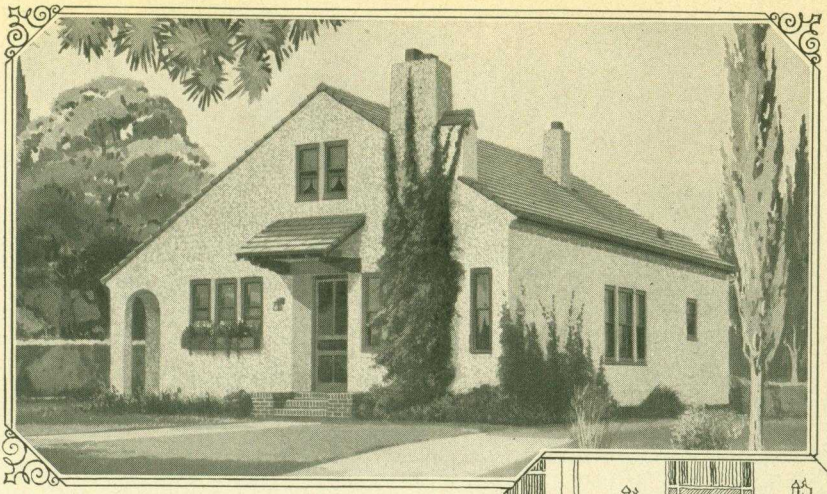
The studio room is usually associated with expensive houses, but here is a clever little plan that features a story and a half room, considerably larger than the living room of the average home, yet manages to find space for two bedrooms, bath, kitchen and dinette, besides plenty of closet space.

Usually we think of the front door as being in front of the house, but the designer here had the courage of his convictions and made the tall studio window his chief feature, and moved the front porch back along the side until he reached the rear wall. The result is that the porch is a pleasanter place to sit on summer evenings, for he has given it a greater measure of privacy than the average veranda possesses.

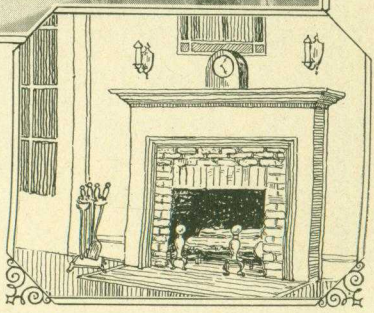
The tendency in recent years has been to pick out and emphasize one particular good point about the front of a home, with the result that more and more houses are wearing the fireplace chimney facing the street. As the designer here has featured the novel studio window, the fireplace chimney has been subordinated and made as unobtrusive as possible. That emphasis of a strong point is the little touch that spells the difference between having just another house in a long row, and having the most distinguished home in your block.

Like most of the two bedroom plans in this booklet, the designer has reckoned on the possibility of turning a spare room into a revenue producer, and provided a separate entrance direct from the porch.





Plan No. 4-S-34

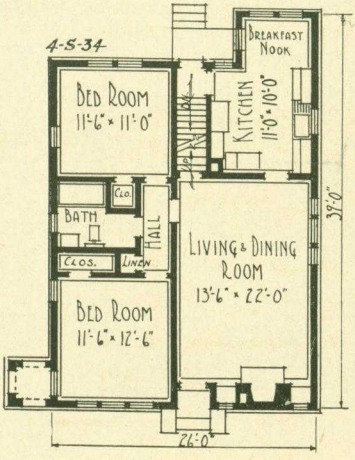


A fine type of stock fireplace mantel. Stock materials save money.

A $1,000 Saved Is That Much Money Earned

CITY apartment dwellers have learned that the average family can do with a lot less space than the old-fashioned home afforded, and still be just as comfortable, with much less work. For example, did you ever stop to consider the merits of the dining room? The old-fashioned parlor, reserved for such state occasions as weddings, funerals and the minister's visits, has given way to a liveable living room, and the living room is rapidly supplanting the dining room as a place to eat. The breakfast nook (and this house has one) takes care of the morning meal and the quick lunch, and the living room table can be converted to dining uses in the evening. Save a room and you save, roughly, a thousand dollars.

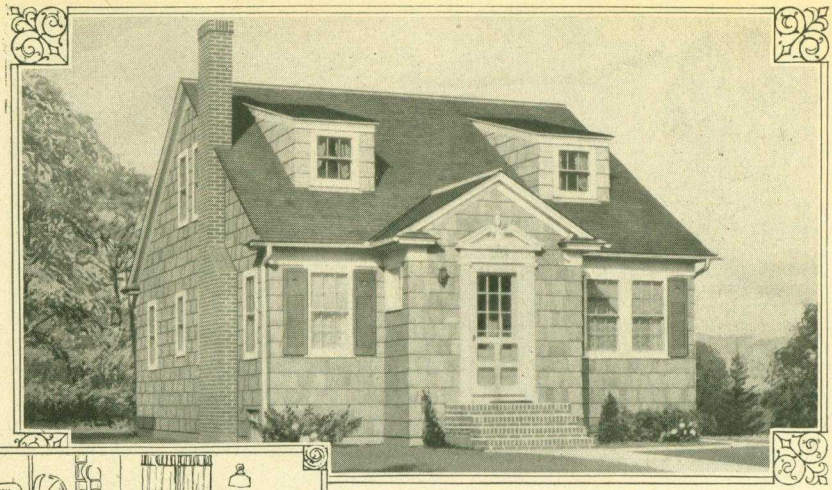
Here's a house that has that charm and character that makes it different, but built to a common-sense plan that saves a respectable total of dollars. The roof is attractive, but plain, and the difference between a modestly simple roof and one unnecessarily ornate may be $500 or more.

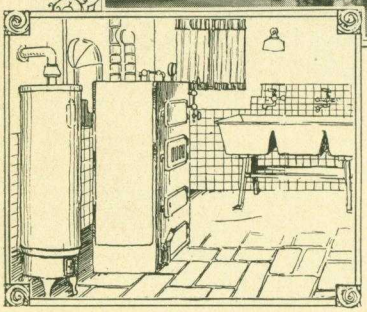


The roof over the front steps is attractive and serviceable, and quite a bit cheaper than the usual porch. The front bedroom may have its own private entrance, so it can be rented, if desired, and turned into a revenue producer. If that is donet the upstairs, which may be left unfinished at the start, can be turned into two good sized bedrooms and what started as a four room house becomes a six.

The little things that go to make a home liveable, such as proper cross ventilation in the bedrooms, plenty of closet space, and plenty of light where it is needed, have been carefully studied in this plan.

The cost under average building conditions, leaving the second floor unfinished, has been estimated at approximately $5,000. In larger cities it will be more.

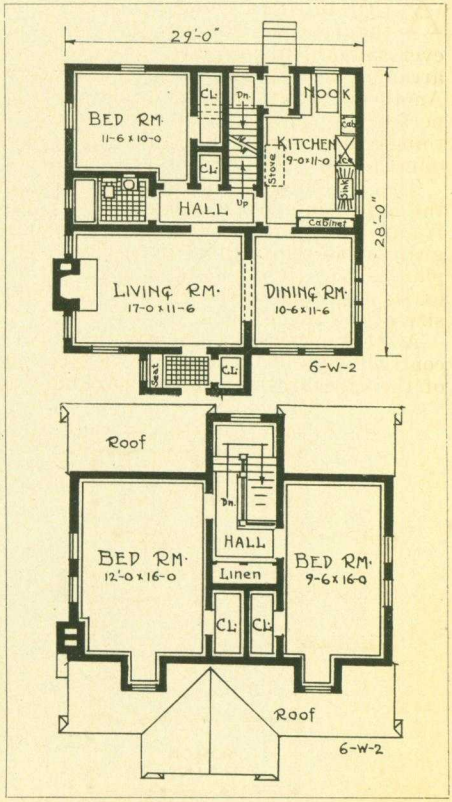




Decorative heating plants make cellars much more attractive and livable.

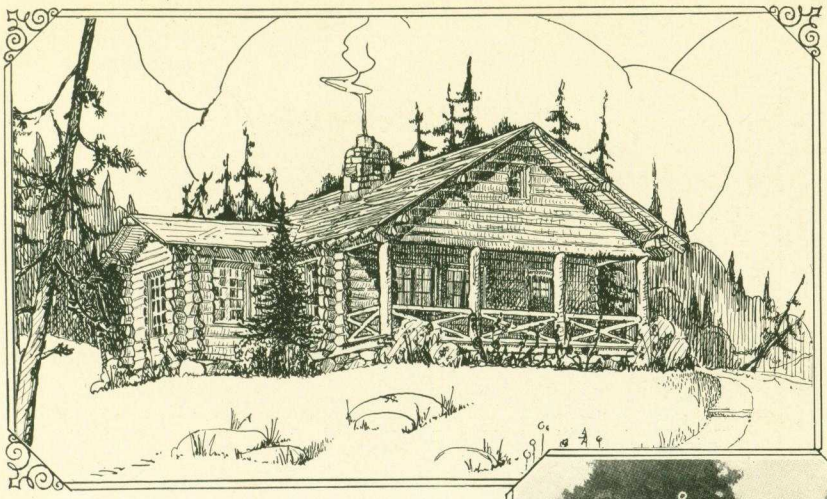
Plan No. 6-W-2

Finish First Floor Now, Second Floor Later



THE early Dutch homes of New Amsterdam, as New York was called in those days, introduced two fine architectural features in America, and they have lingered ever since. One is the dormer window, and the other the colorful wooden blind. Here is a fine little shingle house that has both, and like the newly-wed house on another page, it is a home that can grow with the family. You start with one bedroom on the ground floor and finish two more rooms upstairs later on, when you can afford the investment and need the space.

This is what builders call a good square plan, good because a house without jogs and bends reduces the sawing and cutting that cost money for labor and in wasted ends of material. Though it was designed for stained shingles, a good, long-wearing type of wall, it can be built in stucco, clapboard, or brick, particularly common or salvaged brick painted with white waterproof paint. The first floor has in addition to the usual features a neat little breakfast room. The inset sketch, by the way, shows how to dress up the cellar and make it more liveable by using a small but ornamental heating plant. Costs will vary from $4,200 to $6,200.



Plan No. 61-L-C

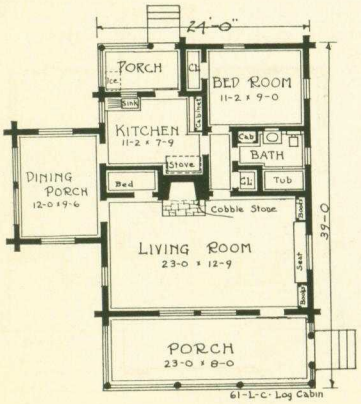
"End Of The Trail" A Triple Purpose Plan

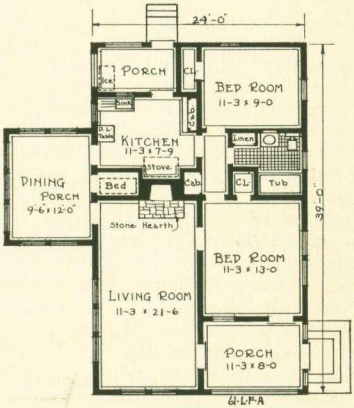
The same floor plan produced both the log cabin and suburban bungalow.

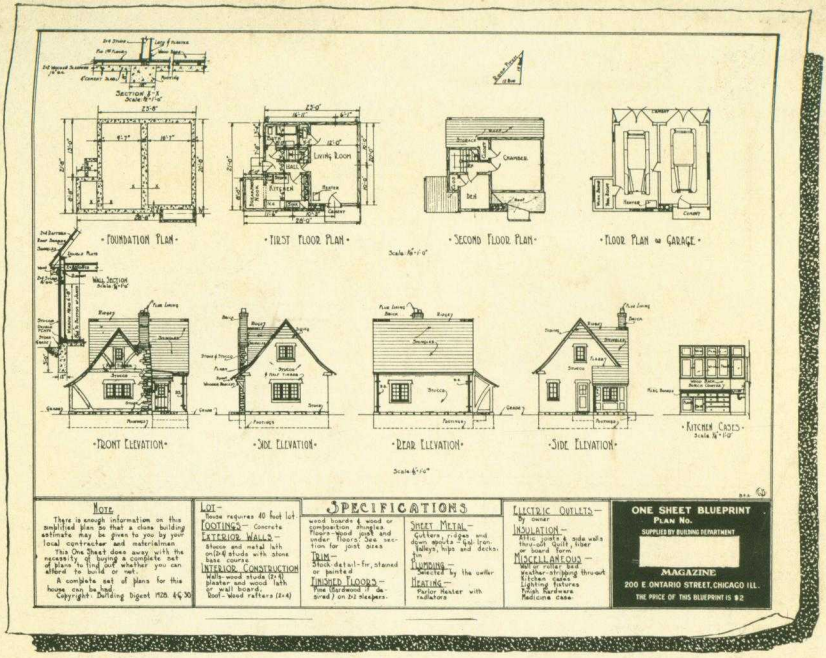
A CONTRACTOR described this as the best frame bungalow plan he ever saw—because it was so easy to rearrange the interior to suit any taste. Another builder said it would make a perfect log camp. So we have done both things, produced a log cabin plan and offered two good interior arrangements.

The log cabin layout below, which is the same interior arrangement as the frame house shown in the insert photograph, was the original floor plan. The plan at the right shows how to get an extra bedroom without sacrificing the size of the living room.

A study of either plan shows why both contractors and owners like it, because of the concentration of the maximum of household efficiency and service in the minimum of space. In either plan the front porch can be enclosed with glass for year around use, and in the two bedroom plan the front bedroom has a separate entrance from the porch, so that it can be rented, if desired, and turned into a revenue producer. Under average conditions, using frame construction, this house should be built for $2,500 to $3,200, depending on the type and grade of materials and fittings. In the larger cities and immediate vicinity it will cost more.






FOUNDATION PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
FLOOR PLAN w GARAGE
FRONT ELEVATION
SIDE ELEVATION
REAR ELEVATION
SIDE ELEVATION
KITCHEN CASES
Note
There is enough information on this simplified plan so that a close building estimate may be given to you by your local contractor and materialman.
This One Sheet does away with the necessity of buying a complete set of plans to find out whether you can afford to build or not.
A complete set of plans for this house can be had.
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TO help our readers get started on one of life's most glorious experiences —building and owning a home—we have prepared a "one-sheet" blueprint for each bungalow in this book. This blueprint does away with the necessity of first purchasing a complete set of plans to find out whether you can afford to build. It contains floor plans, elevations, a section, detail, size of joists, studs, etc., also a brief specification. Submit it to tradesmen and dealers for building estimates. This one-sheet blue print is not offered as a substitute for complete architectural service nor is it intended to take the place of a complete set of plans. It is a simplified plan but does contain enough technical information from which to obtain close building estimates. When ordering state whether you wish a "one sheet" for masonry construction or frame construction. Supplied by mail only. Address Home Building Department, enclosing your check, bank draft or money order.

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